

Dunton Bassett Site 10 – Rear of Spice 45 restaurant - (SHLAA Ref A/DB/HSG04)

Contact Details	
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Site – Details	
Site summary:	HDC SHLAA Ref A/DB/HSG04 2015, not currently developable. Difficult to develop.
Site name:	Rear of Spice 45 restaurant.

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
1. Site area and capacity:	About 0.88HA – Approximately 22 units (3 bed dwellings).	Red
2. Current Use:	The site consists of a vacant restaurant and an area of unused scrubland with a large number of trees on site, these trees will need to be re-provided.	Amber
3. Adjoining Uses:	The site is behind the Spice restaurant (previously the Merry Monk PH) and to East of Lutterworth Road, it is adjacent to the recognised village envelope and about a 250m distance from the M1 motorway.	Amber
4. Topography:	A sloping site that will require major mitigation due to current land use.	Amber
5. Greenfield or Previously Developed Land?	A greenfield site.	Red
6. Quality of agricultural land?	The site is notionally grade 3 agricultural land of a good to moderate quality.	Amber
7. Site availability - Single ownership or multiple ownership?	Two owners.	Amber
8. Landscape Character Assessment and Visual Impact Assessment (LVIA)	The site has an open aspect on two elevations. The location is rural in character behind the existing houses on Station Road and would result in minimal harm to the character of the village.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
9. Any harm to trees, woodlands or hedgerows?	The site is bounded on all sides by hedgerow believed in parts to be ancient and there are many mature and semi-mature trees located within the land. The very large number of trees that will need to have their root structures protected probably makes this site undevelopable. An arboricultural report would probably confirm this finding. Development will certainly require the large scale destruction of trees and hedgerow.	Red
10. Relationship with existing pattern of built development?	The site is of a medium size has a reasonable relationship with the current built form and does not have prominent visibility from the existing houses on Station Road.	Green
11. Local wildlife considerations.	The whole site is one of environmental significance as defined by Policy ENV 3 and 5, so mitigation would be impossible.	Red
12. Listed Building or important heritage assets and their setting?	None identified within or near to this site.	Green
13. Safe pedestrian access to and from the site?	A PROW does exist but it is unclear how the site will be effectively accessed, significant work is required.	Greenr
14. Impact on existing vehicular traffic?	Access would be onto Station Road which is single Lane for much of its length due to parked cars. However, there would be little impact on the main part of the village.	Amber
15. Safe vehicular access to and from the site?	Access may be a severe constraint that prevents development on this scale. The site will need to be accessed from Station Road as there is no adequate current provision, the ex- pub will need to be demolished to provide an access with an adequate visibility splay and width. The active support of LCC Highways will be required along with significant improvements. As there is no existing provision, access will require the support of at least two parties.	Red
16. Distance to public transport (specifically a bus stop with current service).	A distance of about 360m from the centre of the site.	Amber
17. Distance to designated village centre (village halls).	Over 1000m from the centre of the site.	Red
18. Current existing informal/formal recreational opportunities on site.	None identified.	Green

Site – Sustainability criteria relating to Location, Surroundings & Constraints		RAG Rating
19. Ancient monuments or archaeological remains?	None identified.	Green
20. Any public rights of ways/bridle paths?	None within the actual site boundary.	Green
21. Gas, oil, pipelines and networks & electricity transmission network (not water/sewage)?	A utility cable passes through the centre of the site and this will need to be relocated for development to proceed (straightforward).	Amber
22. Any nuisance issues (noise, light, odour)?	Significant traffic noise from the A426 and the M1 motorway would be an ongoing issue that may be ameliorated with planting/sound attenuation bunds.	Red
23. Any contamination issues?	A waste heap is located within the site and this will require a contamination survey for the site to proceed.	Amber
24. Any known flooding or surface water issues?	The site is located within flood zone 1 and no flooding issues appear as a concern.	Green
25. Any drainage issues?	Minor pooling on site will require investigation and remediation.	Amber
SUMMARY	Red – 7 Amber -10 Green – 8	A GREEN SCORING SITE OF 1